

NOTICE TO INTERESTED PARTIES

OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Blue Heel Development, LLC to rezone approximately 4.75 acres located at 9726 Wade Ardrey Road, Charlotte, NC 28277 to allow development of a Townhome community.

Date and Time of Meeting: Monday, January 10th, 2022 at 6pm.

Place of Meeting: Holiday Inn Express & Suites at 15139 Ballancroft Parkway, Charlotte, NC 28277

Petitioner: Blue Heel Development, LLC

Petition No.: RZP-2021-190

Blue Heel Development (the "Petitioner") has submitted a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 4.75 acre site (the "Site") located at 9726 Wade Ardrey Road, Charlotte NC from the R-3 zoning district to R-8 zoning district. The purpose of the rezoning is to permit the development of townhomes .

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on **Monday, January 10th, 2022 at 6p at 15139 Ballancroft Parkway, Charlotte NC 28277**. The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Matt Gallagher at 704-634-5140.

cc: Charlotte City Council Member Edmund Driggs

Date Mailed: December 23, 2021

Wade Ardrey Rezoning Community Meeting Report
Rezoning Petition RZP – 2021-190

Location: 15139 Ballancroft Parkway, Charlotte, NC 28277 at the Holiday Inn Express and Suites Meeting Space

Time: January 10, 2022, at 6pm

Petitioner: Blue Heel Development
Engineering: Banks Engineering

Summary of Meeting:

Blue Heel Development hosted the Wade Ardrey Townhome Rezoning community meeting on January 10th at 6p. The meeting was attended by 15 neighbors. In addition to the mailed notice Blue Heel Development communicated directly with a HOA board member from the Abingdon community sharing with them the presentation materials and answering the board's questions.

The meeting started at 6p.

There were 15 neighbors who attended. During the meeting we shared the site layout and preliminary concepts on home elevations, floor plan design, and then we walked through the upcoming rezoning calendar. We opened the meeting for questions and held an interactive discussion with the community. The series of questions asked were as follows:

Q: Asked to confirm that the project was for townhomes and not apartments? Anticipated price point?

A: Yes, confirmed fee simple townhome and not apartments. Three or Four bedroom townhomes with private two car garages with a current starting price point of the mid \$500's

Q: How many units per building?

A: Highlighted the site map on display to show that buildings consist of three and four homes per building

Q: How many stories in each building?

A: Confirmed two-story townhomes

Q: Asked to show how 30 homes fit when the property narrows in the rear?

A: Highlighted the site map on display to point out that the homes were shown in brown and how the property layout fit 30 as the property narrows in the rear

Q: Asked about drainage – there were some concerns with neighbors?

A: Banks Engineering shared with the neighbors how we would plan on collecting storm water and keeping on site rather than allowing it to fall and run how it falls and runs today.

Q: How many trees would come down and how many would stay? Did we know the amount and types at this point?

A: We shared how the site is mostly cleared and that our intention would be to preserve the perimeter tree line and that because the site is mostly cleared we would add to the site trees along Wade Ardrey and in the tree save area

Q: Why do we have to connect to Garden View?

A: Shared with the neighbors that subdivision requirements have us connecting to Garden View and aligning with Ardrey Crest to the south. Good planning creates connectivity and symmetry

Q: Why do you have to go to R-8 and do 8 units to the acre when the neighbors have less density?

A: We confirmed that we are seeking a R-8 zoning but will have a density that is 6+/- and that our neighbors to the east has a R-6 designation and to the north an MX-2 designation with similar densities

Q: Parking question?

A: Highlighted the two home plans on display that showed integral two car garages with private two car driveways giving each home four private parking spots for themselves and their guests

Q: Any amenity planned? Concern from one neighbor that the public uses their community amenities.

A: We would wait and see what the buyer profile would be before making any amenity decision. We would want the community to offer something that our residents want not something we think they would want.

Q: Would we consider reducing unit count?

A: We see that 30 units fit and we believe it makes for a good looking community and at this time we don't see a reason to reduce units when it works with the site at 30

Q: Would a speed bump on Garden View be allowed?

A: That would be a CDOT decision – we don't know the answer. We showed the neighbors where we have a traffic calming device in the stop sign at Garden View and our new road

Q: Construction timeline?

A: Shared our approval timeline, anticipated construction drawing approval timeline, and then development schedule

Q: Do we expect any more iterations of the site plan?

A: Shared that we have had 5 iterations to this point, and we don't anticipate any additional versions

Q: Asked about boundary fencing, types of fencing allowed for the townhomes, colors allowed, etc.?

A: We shared that we wouldn't remove trees in order to install fencing on a boundary line. We shared that our HOA docs would govern types and colors and that those HOA docs would be in place prior to construction but at this time we haven't completed the guidelines

Q: Asked about streetlight installation and sidewalk connectivity along Wade Ardrey?

A: We anticipate installing street lights but didn't have a lighting plan established yet and yes we would connect the sidewalk along Wade Ardrey

We concluded the meeting at 7:05p when no other questions remained. A few residents lingered to look over our displays and talk. Several neighbors expressed that they were grateful for the luxury price point and style of homes. One neighbor made a point to thank us for the presentation.

The last neighbor left approximately at 7:15p

That concludes our Community Meeting report.

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: BlueHeel Development

Rezoning petition Number 2021-190

Date: 01.10.2022

Name	Address	Phone	Email
Ron Maccaroni	8931 Cotton Press Rd Charlotte 28277	703-408-2926	maccaronir@gmail
Mark Lotlin	9128 Royal Highlands Charlotte NC 28277	704-942-1016	mlotlin@charlotte11.com
Byron Mims	5501 Winstano Ln Charlotte NC 28277	972-741-5501	mitchell team byron@gmail
Eleanor Gibb	9746 Wheatfield Rd	980 209 9271	_____
JOUNI FORSBLOM	9750 WHEATFIELD RD	704 451 8232	jounifc@gmail.com
CRAIG DENNIS	P.O. Box 472001 28247	704-542-2808	CRAIG.DENNIS@BELSOUTH.NET
David Andersen	8810 Cotton Press	704 996 4444	daandersen33@gmail
Irakli Kvartskhava	9798 Wheatfield Rd	929 320 4500	irkvartskhava@gmail.com
Daniela Osborn	5502 Winstano Ln Charlotte NC	336-209-4734	mitchell team daniela@gmail.com
Kaysom Parrish	17311 Meadow Bottom Rd	919-609-4465	tparrish@icloud.com
Nitesh Upadhyay	9754 wheatfield Rd	980 230 9885	nitesh.upadhyay@gmail
ANBA MANI	8513 GARDEN VIEW DR CH	864.354.9099	
INDRANIC	8410 Garden View Dr.	980.253.6050	z

Add additional sheets as needed

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Petitioner: BlueHeel Development

Rezoning petition Number 2021-190

Date: 01.10.2022

Name	Address	Phone	Email
Stephanie Kaplan	6403 Fairway Row Lane Charlotte, NC 28277	704-724-7332	stephaniekaplan@carolina.rr.com
Paul Peeler	9009 Peyton Randolph Dr. Charlotte, NC 28277	704-231-6358	paul.peeler@gmail.com

Add additional sheets as needed

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2021-190	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-190	Adrey Homeowner Association	Trey	Plunkett	17611 Meadow Bottom Road		Charlotte	NC	28277
2021-190	Ardrey Homeowners Association	Ronald	Maccaroni	8931 Cotton Press Rd		Charlotte	NC	28277
2021-190	Landen Meadows Homeowners Association	Frances E.	Dattolo	8524 Newton Ln		Charlotte	NC	28277
2021-190	Provincetowne	Douglas	Grant	10116 Elizabeth Crest Ln		Charlotte	NC	28277
2021-190	South Hampton	mark	loflin	9128 royal highlands ct		Charlotte	NC	28277
2021-190	Southampton	Jo	Malone	9430 Scotland Hall Court		Charlotte	NC	28277
2021-190	Southampton	Joanne	Malone	9430 Scotland Hall Court		Charlotte	North Carolina	28277
	Charlotte City Council	Edmund	Driggs	600 E. Fourth Street		Charlotte	NC	28202

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2021-190	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	QTY	STATE	ZIPCODE
2021-190	22902101	ROCK	DALIA HELENA		NORTHWESTERN MUTUAL WEALTH MANAGEMENT CO	330 E KILBOURN AVE STE 809		MILWAUKEE	WI	53202
2021-190	22902201	WANG	ZUOLIN			1777 NEWBURY PARK DR UNIT 413		SAN JOSE	CA	95133
2021-190	22902202	AMDI	MASJUD			9211 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902203	SALINAS	MALOUROS LAGUNES	CHRISTOPHER	FOY	9215 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902223	ANGUISACA	JOSE EDUARDO	MARIA S	ANGUISACA	9812 HIGHLANDS CROSSING DR		CHARLOTTE	NC	28277
2021-190	22902224	HOLLAND	IRENE S			9806 HIGHLANDS CROSSING DR		CHARLOTTE	NC	28277
2021-190	22902225	FIELDS	JODI LYNN	KENNETH D	ROWLAND	9800 HIGHLANDS CROSSING DR		CHARLOTTE	NC	28277
2021-190	22902226	PANARA	JAVANTIAL	RASHABEN	PANARA	9123 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902227	LI	WEIGANG	PING	ZHANG	123 LAZENBY DR		FORT MILL	SC	29715
2021-190	22902228	CARRIER	GILLES	ISABELLE	AUGER	9507 WILSON HALL DR		CHARLOTTE	NC	28277
2021-190	22902236	GARRISON	ANTONIO D	BRITTANY B	GARRISON	9510 WILSON HALL DR		CHARLOTTE	NC	28277
2021-190	22902301	LUX PROPERTIES LLC				6383 BAY CLUB DR APT 4		FORT LAUDERDALE	FL	33308
2021-190	22902302	MAZUMDER	DIPTA			9210 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902303	AMH NC DEVELOPMENT LP				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2021-190	22902304	GROSSMAN	DENNIS A	NICOLE M	GROSSEMAN	22601 PAUL REVERE DR		LOS ANGELES	CA	91302
2021-190	22902305	KELLY	FRANK JR	JANICE G	KELLY	9200 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902306	ROYAL HIGHLAND PROPERTIES LLC				PO BOX 49114		CHARLOTTE	NC	28277
2021-190	22902307	LOFLIN	MARK C			9128 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902308	JI	YAN	KUN	YUAN	16731 ANSLEY WALK LN		CHARLOTTE	NC	28277
2021-190	22902309	THE PROPERTY NORTH CAROLINA LP				1717 MAIN ST		DALLAS	TX	75201
2021-190	22902310	GLUZMAN	JUAN HERMES	ADRIANA M	GLUZMAN	9116 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902311	HWANG	AN-MING	LI-PING	HWANG	2883 SOUTH GLEBE		ARLINGTON	VA	22206
2021-190	22902312	ALMOND	JOSEPHINE L	CARLOS M	GRILLASCA	9108 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902313	DAN	HE	YUGUANG	HU	3019 COWHORN BRANCH CT		WAXHAW	NC	28173
2021-190	22902314	SAWIRES	SHENODA	ERIN YAL ODEL	MESIH	9102 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902315	CARLUCCI	THOMAS III	JANELLE B	BUONELLO	9100 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902316	PELL	DAVID C	TRACY N	PELL	9103 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902317	DIZDAREVIC	VELID	INDIRA	DEDIC	9107 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902318	KNEBUSCH	KENNETH M	SUSANN M	KNEBUSCH	9111 ROYAL HIGHLANDS CT		CHARLOTTE	NC	28277
2021-190	22902324	DUBREUIL	ALBERT W	SHELLY E	DUBREUIL	17229 COMMONS CROSSING DR		CHARLOTTE	NC	28277
2021-190	22902325	SORTO	LEONCIA			17303 COMMONS CROSSING DR		CHARLOTTE	NC	28277
2021-190	22902326	CSH PROPERTY ONE LLC				8665 EAST HARTFORD DR, SUITE 200		SCOTTSDALE	AZ	85255
2021-190	22902327	KUKI	KAZUYA			17311 COMMONS CROSSING DR		CHARLOTTE	NC	28277
2021-190	22902328	SANTOS	OTTO ENRIQUE ARRAMBIDE	SOFIA LEAL	PUERTA	17315 COMMONS CROSSING DR		CHARLOTTE	NC	28277
2021-190	22902329	PELLAS	LESLIE	FE-CELESTE	PELLAS	17319 COMMONS CROSSING DR		CHARLOTTE	NC	28277
2021-190	22902330	CENTER HOMES				535 SEVENTY SEVEN CENTER DR	UNIT 100	CHARLOTTE	NC	28217
2021-190	22902501	OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION				5350 SEVENTY SEVEN CENTER DR UNIT 100		CHARLOTTE	NC	28217
2021-190	22902502	ESPINOSA	NORALBA MENDOZA			17316 COMMONS CROSSING DR		CHARLOTTE	NC	28277
2021-190	22902503	COLLINS	PAUL D	LORI A	CARCICH	17308 COMMONS CROSSING DR		CHARLOTTE	NC	28277
2021-190	22902504	CHEN	YIDAN			5014 MESA VERDE RD		CHARLOTTE	NC	28277
2021-190	22902509	OXFORD/CAMBRIDGE HOMEOWNERS ASSOCIATION				5350 SEVENTY SEVEN CENTER DR UNIT 100		CHARLOTTE	NC	28217
2021-190	22903201	ARDREY CREST HOMEOWNERS	ASSOCIATION INC		C/O HAWTHORNE MANAGEMENT CO	PO BOX 11906		CHARLOTTE	NC	28220
2021-190	22903202	PATULLO	LAXMI PRASANNA	MANIKYA REDDY	EGGA	10007 ELIZABETH CREST DR		CHARLOTTE	NC	28277
2021-190	22903203	BERISHA	KADRI	NAZLI E	BERISHA	10011 ELIZABETH CREST DR		CHARLOTTE	NC	28277
2021-190	22903204	PICARDO	VINAY	VEENA	SALDANHA-PICARDO	10015 ELIZABETH CREST DR		CHARLOTTE	NC	28277
2021-190	22903205	KAESER	MICHAEL	GAIL	KAESER	10019 ELIZABETH CREST LN		CHARLOTTE	NC	28277
2021-190	22903206	MILLER	BARRY ERIC	DANIELLE M	MILLER	10023 ELIZABETH CREST LN		CHARLOTTE	NC	28277
2021-190	22903207	KUMAR	PRAKASH	NADHUMITA	SHARMA	10027 ELIZABETH CREST LN		CHARLOTTE	NC	28277
2021-190	22903280	ARDREY CREST HOMEOWNERS ASSOCIATION INC			C/O HAWTHORNE MANAGEMENT	PO BOX 11906		CHARLOTTE	NC	28220
2021-190	22903288	BEESSAM	CHAITANYA KRISHNA REDDY	SINDOORI	GANGAPURAM	11324 ARDREY CREST DR		CHARLOTTE	NC	28277
2021-190	22903289	SHINGNE	NITINKUMAR S			11320 ARDREY CREST DR		CHARLOTTE	NC	28277
2021-190	22903290	BADLEY	RENEE			11316 ARDREY CREST DR		CHARLOTTE	NC	28277
2021-190	22903291	MISHRA	SRIASH	ARATI	PAIKRAY	11313 ARDREY CREST DR		CHARLOTTE	NC	28277
2021-190	22903292	VADAKATTU	SUNEEL	SAILAJA RANI	NUGGU	11308 ARDREY CREST DR		CHARLOTTE	NC	28277
2021-190	22903293	ARDREY CREST HOMEOWNERS	ASSOCIATION INC	CO	C/O HAWTHORNE MANAGEMENT	PO BOX 11906		CHARLOTTE	NC	28220
2021-190	22903375	ARDREY CREST HOMEOWNERS	ASSOCIATION INC	CO	C/O HAWTHORNE MANAGEMENT	PO BOX 11906		CHARLOTTE	NC	28220
2021-190	22903490	ARDREY CHASE HOMEOWNERS ASSOC INC				3030 LATROBE DR		CHARLOTTE	NC	28211
2021-190	22943101	ARDREY OWNERS ASSOCIATIONS INC			SHENDERSON PROPERTIES	919 NORLAND RD		CHARLOTTE	NC	28205
2021-190	22957147	BROOME	DONALD O	PHYLLIS H	BROOME	17310 TURKEY HILL RD		CHARLOTTE	NC	28277
2021-190	22957148	CIFUENTES	LUIS ARTURO	DIANA CONSTANZA	TORRES-GORDILLO	17306 TURKEY HILL RD		CHARLOTTE	NC	28277
2021-190	22957149	GOLD	MICHAEL A	DAWN	GOLD	9734 WHITE FROST DR		CHARLOTTE	NC	28277
2021-190	22957171	ABEL	JANET SHARON			9711 WHEATFIELD RD		CHARLOTTE	NC	2827
2021-190	22957172	SCHREIBMAN	SARA H			9715 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957173	LE CHATTON	CHRISTOPHE	LISA	LE CHATTON	9719 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957175	ARDREY COMMONS TOWNHOMES	NEIGHBORHOOD ASSOC			5970 FAIRVIEW RD STE 710		CHARLOTTE	NC	28210
2021-190	22957176	ARDREY COMMONS TOWNHOMES	NEIGHBORHOOD ASSOC			5970 FAIRVIEW RD STE 710		CHARLOTTE	NC	28210
2021-190	22957202	DINAPOLI	SCOTT A	KYMBERLE L	DINAPOLI	9724 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957203	KELTER	PATRICK J JR			9720 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957204	FRITZCH-ALBERT	ISOLDE KARIN			9714 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957205	BROUSSARD	JUDE T	ALISON DIANE	BROUSSARD	9710 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957303	CHHABRIA	MALINI	KALYAN	GOSWAMI	8423 GARDEN VIEW DR		CHARLOTTE	NC	28277
2021-190	22957304	DE BONIS	ALVARO			8427 GARDEN VIEW DR		CHARLOTTE	NC	28227
2021-190	22957305	CUNANE	ELIZABETH A	OLGA	PINZARI	8431 GARDEN VIEW DR		CHARLOTTE	NC	28227
2021-190	22957306	PINZARI	ANDREI			8501 GARDEN VIEW DRIVE		CHARLOTTE	NC	28277
2021-190	22957307	COLEY	JILL C	YOUNGIM	KOH	8505 GARDEN VIEW DR		CHARLOTTE	NC	28277
2021-190	22957308	PARK	ANBARASU	SUJANITHA	MANIVANNAN	8509 GARDEN VIEW DR		CHARLOTTE	NC	28277
2021-190	22957309	MANIVANNAN	NITESH			8513 GARDEN VIEW DR		CHARLOTTE	NC	28277
2021-190	22957310	UPADHYAY	JOUNI J	YEN T	FORSBLOM	9754 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957311	FORSBLOM	ELEANOR			9750 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957312	GUB	WASSIM	MARWA	ZEITOUNI	9746 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957313	ZEITOUNI	IRAKLI			9742 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957314	KVARTSKHAVA	UTKARSH A	FULAVA U	BHATT	9738 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957315	BHATT	MARK F	DONNA A	PYFE	9734 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957316	ALLEN	SARA REBECCA SMITH			9735 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957317	POLISUK	BIHANU	SULAKSHANA	SUTRAYE	9739 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957318	SUTRAYE	ANITA MALGORZATA	BILLY G	STOVER	9743 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957319	STEWART-STOVER	TERRI C			9751 WHEATFIELD RD		CHARLOTTE	NC	28277
2021-190	22957320	MIRE				8418 GARDEN VIEW DR		CHARLOTTE	NC	28277
2021-190	22957324	ASHBURN FARMS AT DELTA GROVE SUBDIVISION PROPERTY OWNERS ASSOCIATION INC				C/O CUSICK COMMUNITY MANAGEMENT	11111 CARMEL COMMONS BLVD STE 410	CHARLOTTE	NC	28226
2021-190	22957325	ASHBURN FARMS AT DELTA GROVE SUBDIVISION PROPERTY OWNERS ASSOCIATION INC				C/O CUSICK COMMUNITY MANAGEMENT	11111 CARMEL COMMONS BLVD STE 410	CHARLOTTE	NC	28226
2021-190	22957326	ASHBURN FARMS AT DELTA GROVE SUBDIVISION PROPERTY OWNERS ASSOCIATION INC				C/O CUSICK COMMUNITY MANAGEMENT	11111 CARMEL COMMONS BLVD STE 410	CHARLOTTE	NC	28226